149.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,100 / 799,100
					USE VALUE:	799,100 / 799,100
					ASSESSED:	799,100 / 799,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLEIN JEFFREY B & MIHO
Owner 2:	
Owner 3:	
Street 1:	87 QUINCY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COLETTA DAVID S B -
Owner 2:	COLETTA KATHRYN G -
Street 1:	87 QUINCY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,897 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1912 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5897.000	381,300		417,800	799,100
Total Card	0.135	381,300		417,800	799,100
Total Parcel	0.135	381,300		417,800	799,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.94 | /Parcel: 417.9

Legal Description

User Acct 98272

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 149.0-0005-0003.0

!11661!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,400	0	5,897.	417,800	799,200	799,200	Year End Roll	12/18/2019
2019	101	FV	285,400	0	5,897.	417,800	703,200	703,200	Year End Roll	1/3/2019
2018	101	FV	313,900	0	5,897.	370,100	684,000	684,000	Year End Roll	12/20/2017
2017	101	FV	313,900	0	5,897.	310,400	624,300	624,300	Year End Roll	1/3/2017
2016	101	FV	366,300	0	5,897.	310,400	676,700	676,700	Year End	1/4/2016
2015	101	FV	340,900	0	5,897.	268,600	609,500	609,500	Year End Roll	12/11/2014
2014	101	FV	340,900	0	5,897.	259,700	600,600	600,600	Year End Roll	12/16/2013
2013	101	FV	340,900	0	5,897.	247,100	588,000	588,000		12/13/2012

PRINT

Date	Time
12/11/20	01:48:15

LAST REV

Date	Time
08/07/18	08:20:07

apro

11661

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLETTA DAVID S	65707-28		7/10/2015		640,000	No	No		
DETMAR MICHAEL	43203-119		7/1/2004		613,000	No	No		
ROTHBARD JANIS	28968-207		8/14/1998		350,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2017	1039	Porch	6,000	C				
10/21/2015	1598	New Wind	21,616					
5/18/1998	297	Manual	3,500					4X6 RETAINING WALL
3/23/1994	69		1,500					ENTEND MUDROOM
9/15/1992	440		38,000					14X19 2 STORY ADD

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Meas/Inspect	HS	Hanne S
7/14/2016	Sales Review	PT	Paul T
12/30/2008	Measured	336	PATRIOT
9/22/2005	MLS	BR	B Rossignol
8/30/2004	MLS	MM	Mary M
12/27/1999	Inspected	276	PATRIOT
11/18/1999	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5897		Sq. Ft.	Site		0	70.	1.01	8									417,838						417,800	

Total AC/HA: 0.13538 | Total SF/SM: 5897 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 417,838 | Spl Credit | Total: 417,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19916320
Const Adj.:	0.98990101
Adj $ / SQ:	154.317
Other Features:	109250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468434
Depreciation:	87129
Depreciated Total:	381305

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

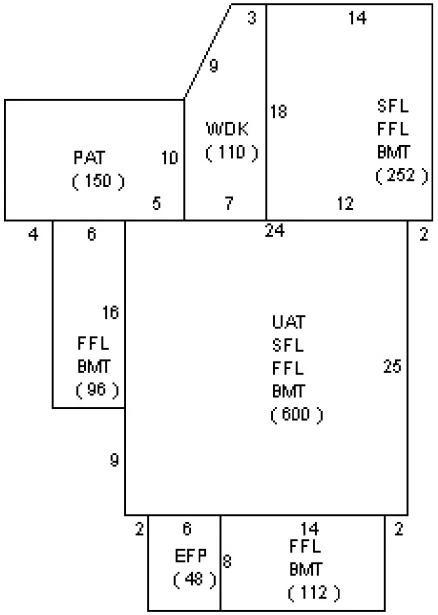
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,060	46.300	49,073
FFL	First Floor	1,060	154.320	163,576
SFL	Second Floor	852	154.320	131,478
PAT	Patio	150	4.700	705
UAT	Upper Attic	150	61.730	9,259
WDK	Deck	110	14.940	1,643
EFP	Enclos Porch	48	71.870	3,450
	Net Sketched Area:	3,430	Total:	359,184
Size Ad	1912	Gross Are	3880	FinArea 1912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	154.32
Special Features:	0	Val/Su Net:	111.17
Final Total:	381300	Val/Su SzAd	199.42

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	